

IN RE: PETITION FOR VARIANCE
S/S Sulphur Spring Road, 85' E
of the c/l of Link Avenue
(1325 Sulphur Spring Road)
13th Election District
1st Councilmanic District

Charles Soos
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-285-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 1325 Sulphur Spring Road, located in the vicinity of Arbutus in southwestern Baltimore County. The Petition was filed by the owner of the property, Charles Soos. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two sheds to be located in the side yards in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Charles Soos, property owner, and Norman H. Katz, Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were Rose Jaeger, adjoining property owner, and her attorney, James A. Gede, Esquire.

Testimony and evidence offered revealed that the subject property consists of .126 acres, more or less, zoned R.O. and is improved with a two-story dwelling, detached garage, a concrete paved parking area to the rear of the site, and two sheds which are the subject of this Petition. The rear of the property lies adjacent to an alley which provides access to the parking area and garage. The Petitioner was advised to file the instant Petition by the Zoning Administration and Development Management

ORDER RECORDED FOR FILING
3/23/95
[Signature]

MICROFILMED

(ZADM) office in response to a complaint received from the adjoining property owner as to the location of the shed in the side yard adjacent to her property. Mr. Soos testified that he is self-employed as a home improvement/painting contractor and that he has resided on the subject property and operated his business therefrom since he acquired same in 1990. He testified that he built the two sheds to provide storage space for tools and equipment used in his business as well as for personal use and denied storing paints, thinners, or other flammable materials therein. Moreover, he acknowledged that he did not obtain a building permit to construct either shed.

Further testimony revealed that years prior to Mr. Soos' ownership of the property, an addition had been added along a portion of the rear of the dwelling, which resulted in a notched L-shape to the rear building line. Under the B.C.Z.R., the rear yard area would be defined as that area between the rear property line and the plane created by the rear wall of the house closest to the property line. In any event, the Petitioner constructed one shed within this L-shaped notch area created by the addition in approximately 1991. The second shed was added in 1994 and is located adjacent to the dwelling in the side yard nearest the front building line of the dwelling. This shed is located closest to Mrs. Jaeger's home at 1323 Sulphur Spring Road.

As a basis for the variance, the Petitioner argues that the additional storage space provided by the sheds is needed in connection with both his residence and his business. Mr. Soos testified that he uses the garage and the two sheds for storage purposes. Moreover, he noted that parking in the area is extremely limited and that there is metered parking on Sulphur Spring Road. Thus, the Petitioner, who owns three vehicles,

uses the entire rear yard for parking and thus, there is no space available for placement of a shed.

Mrs. Rose Jaeger appeared and testified in opposition to the request. Mrs. Jaeger testified that she has owned the adjoining property at 1323 Sulphur Spring Road for 19 and 1/2 years. Testimony revealed that Mrs. Jaeger currently resides in Reisterstown but leases her property at 1323 Sulphur Spring Road to tenants. Mrs. Jaeger testified that she is particularly opposed to the shed located in the side yard adjacent to her property. Mrs. Jaeger argued that the shed blocks the view from the front porch of that dwelling and noted that there is an extremely narrow distance between the front corner of her building and the property line. Mrs. Jaeger measured the distance and opined that the subject shed is only slightly more than 6 feet from the corner of her building. Mrs. Jaeger also voiced concern over the fact that Mr. Soos may store flammable or combustible materials within the shed as part of his business. This concerns her in that the shed is located extremely close to her building and could constitute a fire hazard.

All Petitions for Variance from strict application of the B.C.Z.R. are governed by Section 307 thereof. Therein, a three-part test is offered which the Petitioner must satisfy in order for variance relief to be approved. First, the Petitioner must establish that a practical difficulty or unreasonable hardship would result if the relief requested were denied. Secondly, it must be shown that no adverse effect will result on the surrounding locale if the relief is granted. Third, relief may be afforded only if same is consistent with the spirit and intent of the B.C.Z.R.

ORDER RECOMMENDING FOR GRANTING
Date 2/23/95
By [Signature]

The concept of practical difficulty and unreasonable hardship has been comprehensively addressed by the Courts of this State. See, e.g., McLean v. Soley, 270 Md. 208 (1973) and Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). Moreover, the Court of Special Appeals has recently issued a decision addressing the variance process in Baltimore County. See Cromwell v. Ward (No. 617) September Term, 1994.

These cases establish that matters relating to the convenience of the property owner do not establish practical difficulty. It must be shown that the property possesses unique characteristics which justify the relief requested.

In the instant case, I am not persuaded that the Petitioner has satisfied his burden as it relates to the shed immediately adjacent to the Jaeger property. Moreover, I believe that the fears expressed by Mrs. Jaeger as to the potential storage of combustible or flammable materials are well-founded. The Petitioner is in the business of home improvements, including as a painting contractor, and may very well at some time store dangerous materials within the shed. Quite frankly, the shed is located too close to the neighboring house and property line. Moreover, the neighbors should not be required to monitor the situation and may, in fact, not be able to, assuming that the shed is kept locked and not immediately available for inspection. For these reasons, I believe that the Petition for Variance to permit this particular shed to remain in its present location must and should be denied.

As to the other shed, however, I am persuaded that the Petitioner has satisfied his burden. That shed fits in nicely with the existing layout of the house and parking arrangements. Clearly, it does not detri-

ORDER RECEIVED FOR FILING

Date

By

mentally affect neighboring properties, but for the addition, and would be entirely in the rear yard and appropriate under the regulations. Thus, the relief requested within the Petition for Variance shall be granted in part and denied in part, permitting the Petitioner to retain the shed to the rear of his dwelling, while requiring removal of the other shed from its present location in the side yard.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted in part and denied in part.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of March, 1995 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one shed to be located in the rear yard, adjacent to the dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the shed located in the side yard closest to the front building line of the dwelling on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have ninety (90) days from the date of this Order in which to remove said shed.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/23/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 23, 1995

Norman H. Katz, Esquire
3420 Lynne Haven Drive
Baltimore, Maryland 21244

RE: PETITION FOR VARIANCE
S/S Sulphur Spring Road, 85' E of the c/l of Link Avenue
(1325 Sulphur Spring Road)
13th Election District - 1st Councilmanic District
Charles Soos - Petitioner
Case No. 95-285-A

Dear Mr. Katz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Charles Soos
1325 Sulphur Spring Road, Baltimore, Md. 21227

Mrs. Rose Jaeger
3419 Buttonwood Court, Reisterstown, Md. 21136

People's Counsel

File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1325 Sulphur Spring Road

which is presently zoned RO

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1; BC Zr., to permit

~~Two~~ sheds to be located in the ~~front and~~ side yards in lieu of the required rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Because there is meter parking immediately in front of my home, I am forced to park my vehicles in my back yard, thus eliminating my placing my shed (which houses all my garden equipment, etc.) in the rear of my home. The only place available for my shed is at the side of my home.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

ROSE JAEGER

Signature

3419 Buttonwood

Address

21136

City

Zipcode

Attorney for Petitioner

Norman H. Katz

(Type or Print Name)

Signature

3420 Lynne Haven Drive (410)-655-5556

Address

Phone No

Baltimore Co., Md. 21244

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Charles Soos

(Type or Print Name)

Signature

Charles Soos

(Type or Print Name)

Signature

1325 Sulphur Spring Road
Baltimore, Md. 21227

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Norman H. Katz, Esq.

Name

3420 Lynne Haven Drive

Balto., Md. 21244

Phone No

(410) 655-5556

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

2-8-95

280

Printed with Soybean Ink
on Recycled Paper

Zoning Administration

Development Management

ORDER RECEIVED FOR FILING

Date

3/23/95

GORDON T. LANGDON
DENNIS M. MILLER
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

January 19, 1995

Zoning Description
1325 Sulphur Spring Road

Beginning at a point on the south side of Sulphur Spring Road which is 30 feet wide at a distance of 85 feet, more or less, east of the center line of Link Avenue which is 50 feet wide. Being Lot No. 104 in the subdivision of "Plat 2 of North Halethorpe" as recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 7 folio 140 containing 5506 square feet or 0.126 Acres of land, more or less.

280

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-285-A

District: 13th Date of Posting: 2/27/95

Posted for: Vononics

Petitioner: Charles Soos

Location of property: 1325 Sulphur Spring Rd., S/S

Location of Signs: Facing road way, on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 3/3/95
Signature

Number of Signs: 1



MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-285-A
(Item 280)
1326 Sulphur Spring Road
S/S Sulphur Spring Road,
86' +/- E of b/l Link Avenue,
13th Election District
1st Councilmanic
Legal Owner(s):
Charles Spoo
Hearing: Monday,
March 13, 1995 at 2:00
p.m. in Rm. 118, Old
Courthouse.

Variance to permit two
sheds to be located in the side
yards in lieu of the required
rear.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
2/288 February 23.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

2/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 2/23, 1995.

THE JEFFERSONIAN,

A. Hemickson
LEGAL AD. - TOWSON

~~Publication~~



Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

280

Account: R-001-6150

Number

504

Date

2-8-75

Charles Soos

1325 Sulphur Springs Rd.

Var. (010)

50.00

Posting (080)

35.00

85.00

RECEIVED

01A01B0259NICHRC

505.00

BY 000242FNU2-08-75

Please Make Checks Payable To: Baltimore County

Cashier Validation



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 280

Petitioner: CHARLES SOOS

Location: 1325 Sulphur Spring Rd. BALD. Md. 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: _____

PHONE NUMBER: ~~655-8~~ 242-0731

AJ:ggs

(Revised 04/09/93)

MICROFILMED

TO: PUTIXENT PUBLISHING COMPANY
2/23/95 Issue - Jeffersonian

Please forward billing to:

Charles Soos
1325 Sulphur Spring Road
Baltimore, MD 21227
410-242-0731

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-285-A (Item 280)
1325 Sulphur Spring Road
S/S Sulphur Spring Road, 85'+/- E of c/l Link Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Charles Soos
HEARING: MONDAY, MARCH 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two sheds to be located in the side yards in lieu of the required rear.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-285-A (Item 280)

1325 Sulphur Spring Road

S/S Sulphur Spring Road, 85' +/- E of c/l Link Avenue

13th Election District - 1st Councilmanic

Legal Owner(s): Charles Soos

HEARING: MONDAY, MARCH 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two sheds to be located in the side yards in lieu of the required rear.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Charles Soos
Norman H. Katz, Esq.
Rose Jaeger

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 8, 1995

Norman H. Katz
3420 Lynne Haven Drive
Baltimore, Maryland 21244

RE: Item No.: 280
Case No.: 95-285-A
Petitioner: Charles Soos

Dear Mr. Katz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)




BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 27, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning 

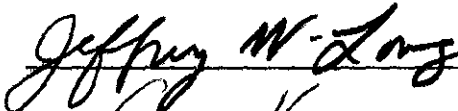
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 280, 281, 287, and 288

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 2-21-95 3-1-95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 2-21-95

The Department of Environmental Protection & Resource Management has (no) comments for the following Zoning Advisory Committee Items:

Item #'s: 265

274

275

277

279

280✓

281

282

LS:sp

LETTY2/DEPRM/TXTSBP

Brian Seely
3-1-95

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: February 27, 1995
 Zoning Administration and Development Management

FROM: *JB* Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for February 27, 1995
 Items 275, 276, 278, 280 and 282.

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB.21, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 265, 275, 276, 277,
278, 279, 280 AND 282.

RECEIVED
FEB 21 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-21-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: \$ 280 (JCM)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE * BEFORE THE
1325 Sulphur Spring Road, S/S Sulphur *
Spring Rd, 85'+/- E of c/l Link Avenue * ZONING COMMISSIONER
13th Election Dist., 1st Councilmanic * OF BALTIMORE COUNTY
Charles Soos *
Petitioner * CASE NO. 95-285-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Norman H. Katz, Esquire, 3420 Lynne Haven Drive, Baltimore, MD 21244, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

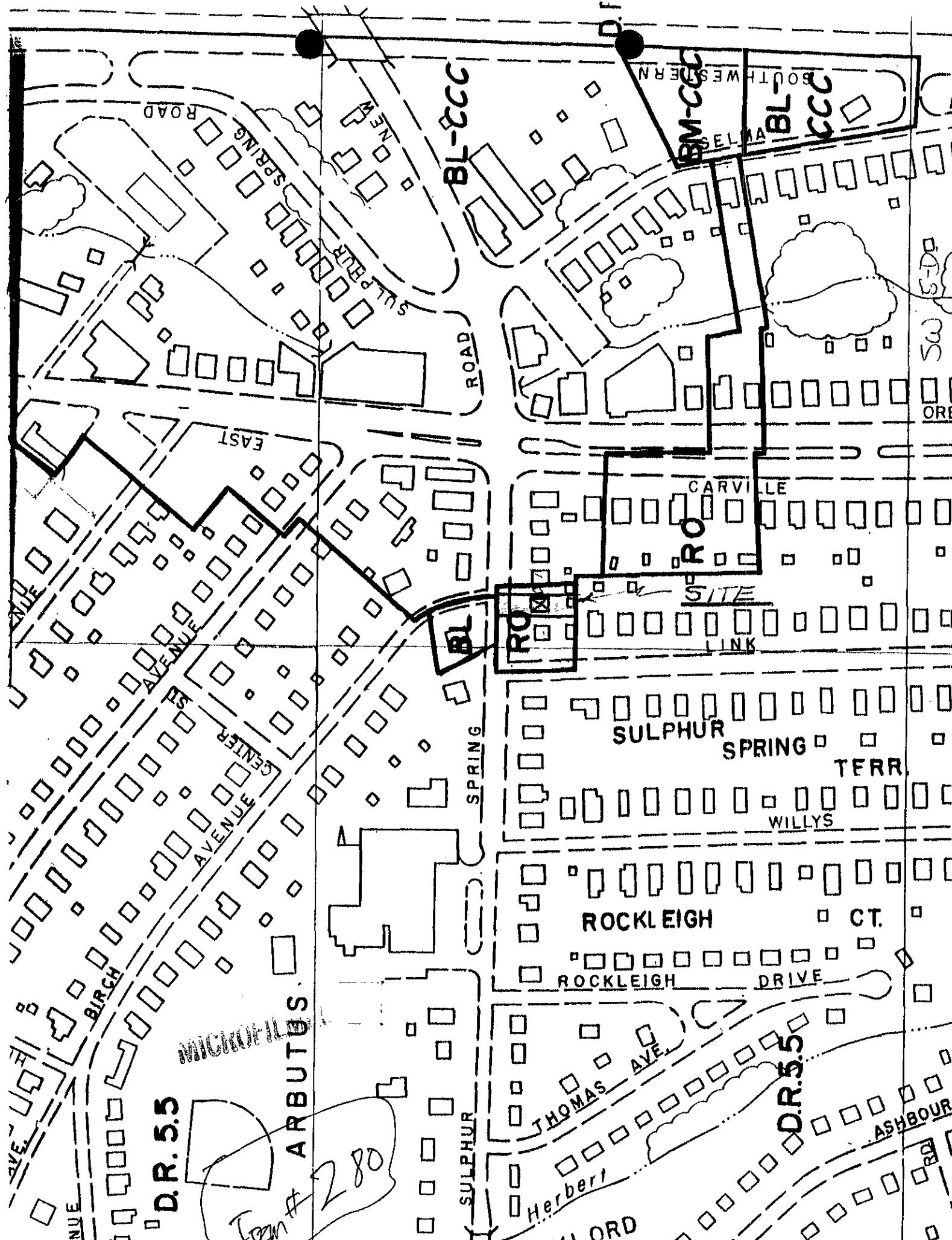
ADDRESS

NORMAN H. KATZ

3420 LYNN HAVEN DR.
BALTO. MD. 21244

CHARLES SOOS

1325 SULPHUR SPRING RD.
BALTIMORE, MD. 21227



D.R. 5.5

ARBUTUS

280

BL-CCC

BM-CCC

BL-CCC

CARVILLE

RO

SITE LINK

SULPHUR

SPRING

TERR

WILLYS

ROCKLEIGH

CT.

ROCKLEIGH

DRIVE

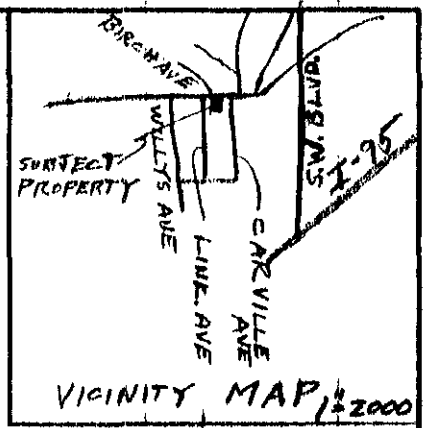
THOMAS AVE

Herbert

CAYLORD

D.R. 5.5

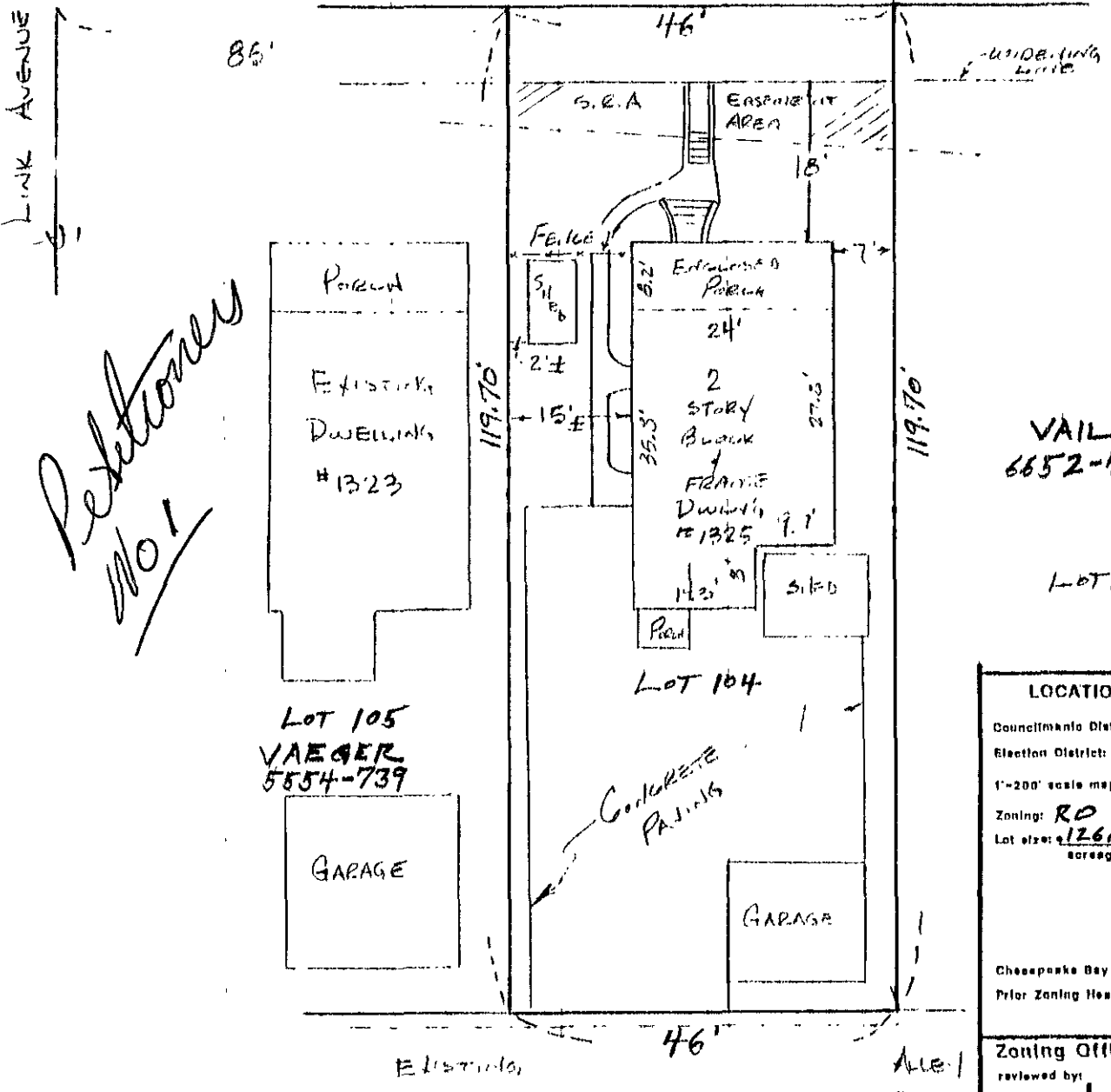
ASHBOURN



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1325 SULPHUR SPRING RD. see pages 6 & 8 of the CHECKLIST for additional required information
 Subdivision name: NORTH HALETHORP
 plat books 7-2, folios 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
 OWNER: CHARLES GOOS

SULPHUR SPRING ROAD 30' R/W



Petitioner's No. 1

VAIL
6652-467

LOT 103

LOCATION INFORMATION	
Councilman's District:	1
Election District:	13
1"=200' scale map:	5-D S.W.
Zoning:	RD
Lot size:	126 Ac. 5506± square feet
sewer	<input checked="" type="checkbox"/> public <input type="checkbox"/> private
water	<input checked="" type="checkbox"/> public <input type="checkbox"/> private
Chesapeake Bay Critical Area:	<input type="checkbox"/> in <input checked="" type="checkbox"/> out
Prior Zoning Hearings:	NONE
Zoning Office USE ONLY	
reviewed by:	ITEM #1 CASE#1
JUM 280	

THE LOT SHOWN HEREON IS IN FLOOD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL #

MICROFILMED

ZONING PLAT

BALTIMORE COUNTY, MARYLAND

THIS IS TO CERTIFY That The Improvements Indicated Hereon Are Located As Shown. This Is Not A Property Line Survey And Should Not Be Used As Such.

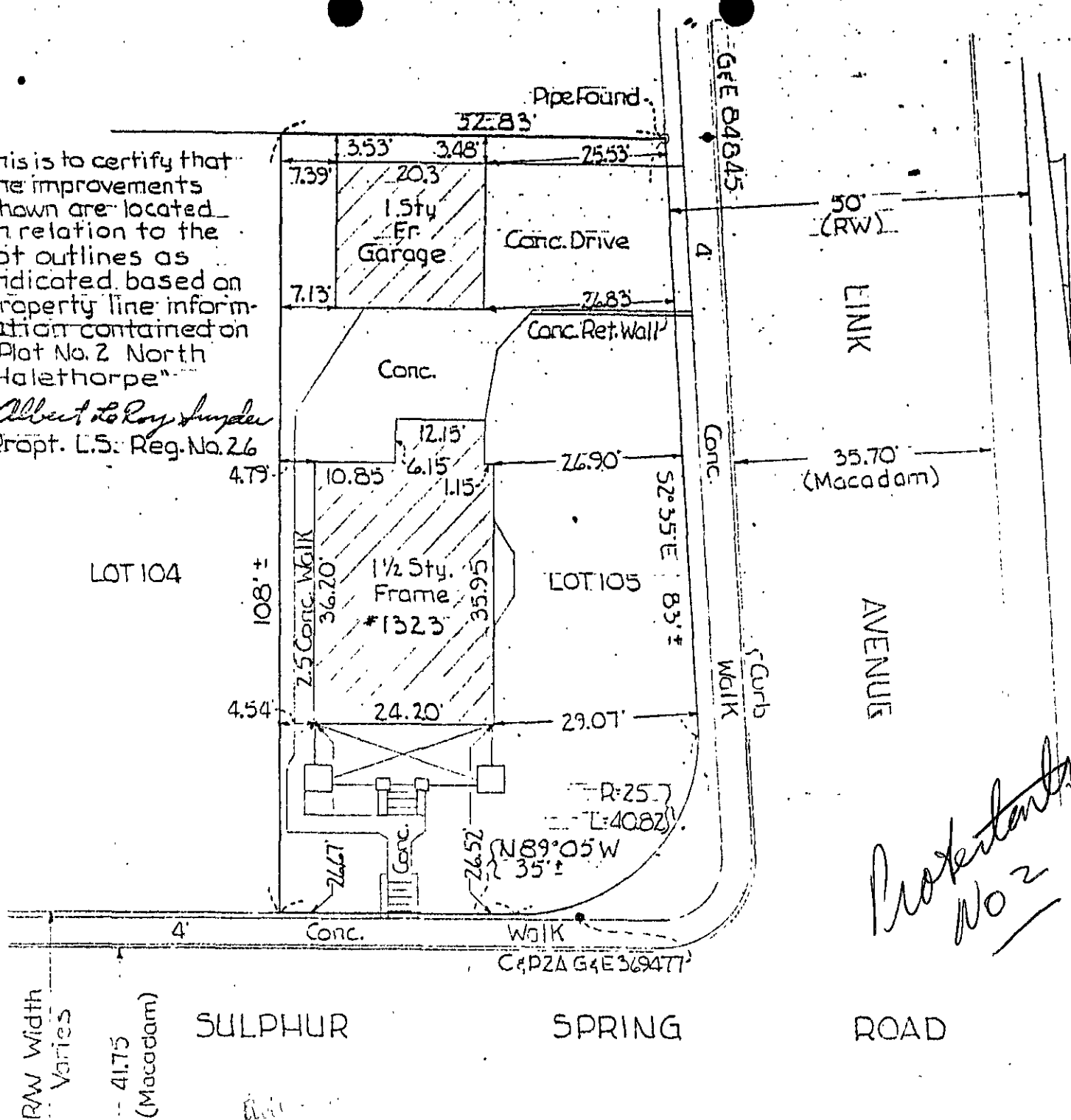
GERHOLD, CROSS & ETZEL
 REGISTERED PROFESSIONAL LAND SURVEYORS
 Suite 100
 320 East Townsontown Boulevard
 Towson, Maryland 21286
 PH: (410)823-4470 FAX: (410)823-4475

95-285-A

FIELD WORK: D.R.	DRAWN: D.R.	DATE: 1-19-95	SCALE: 1"=20'
------------------	-------------	---------------	---------------

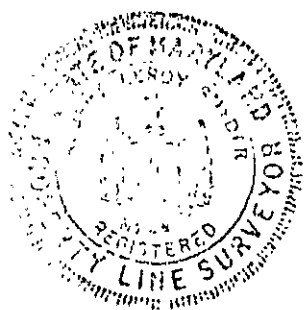
This is to certify that the improvements shown are located in relation to the lot outlines as indicated based on property line information contained on "Plot No. 2 North Halethorpe"

Albert L. Roy, Surveyor
 Propt. L.S. Reg. No. 26



*Proportions
 No 2*

PLAT BOOK 7, PAGE 140

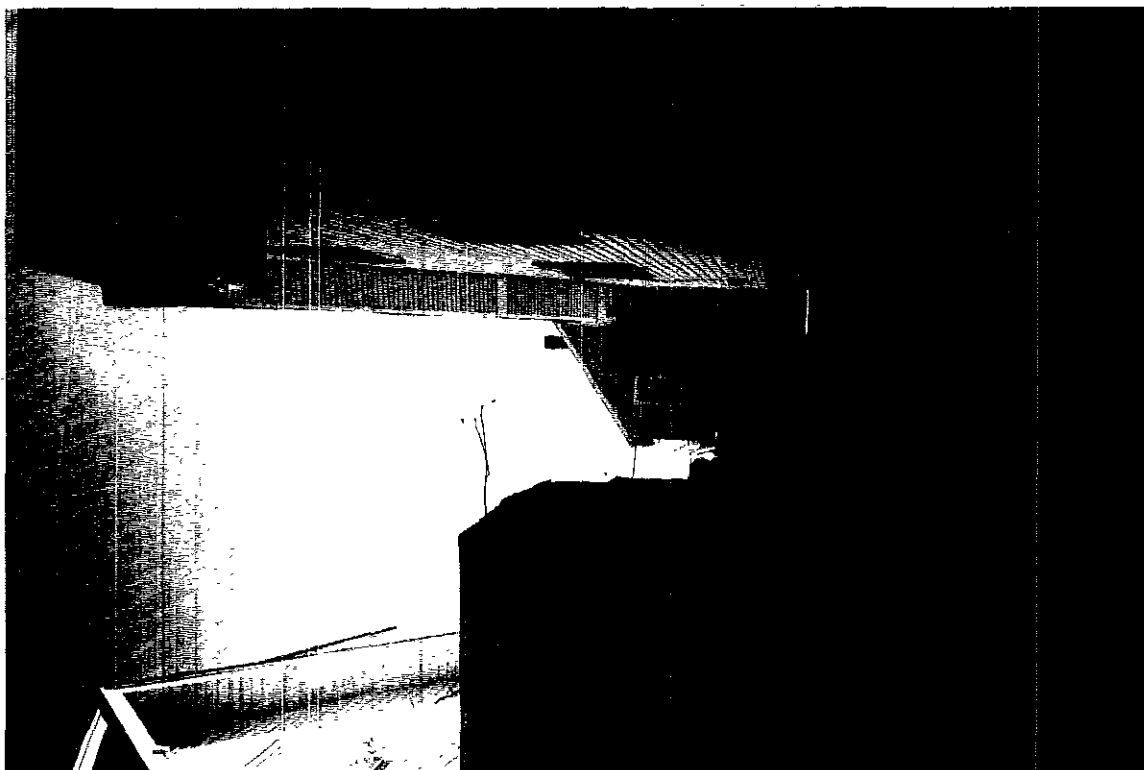
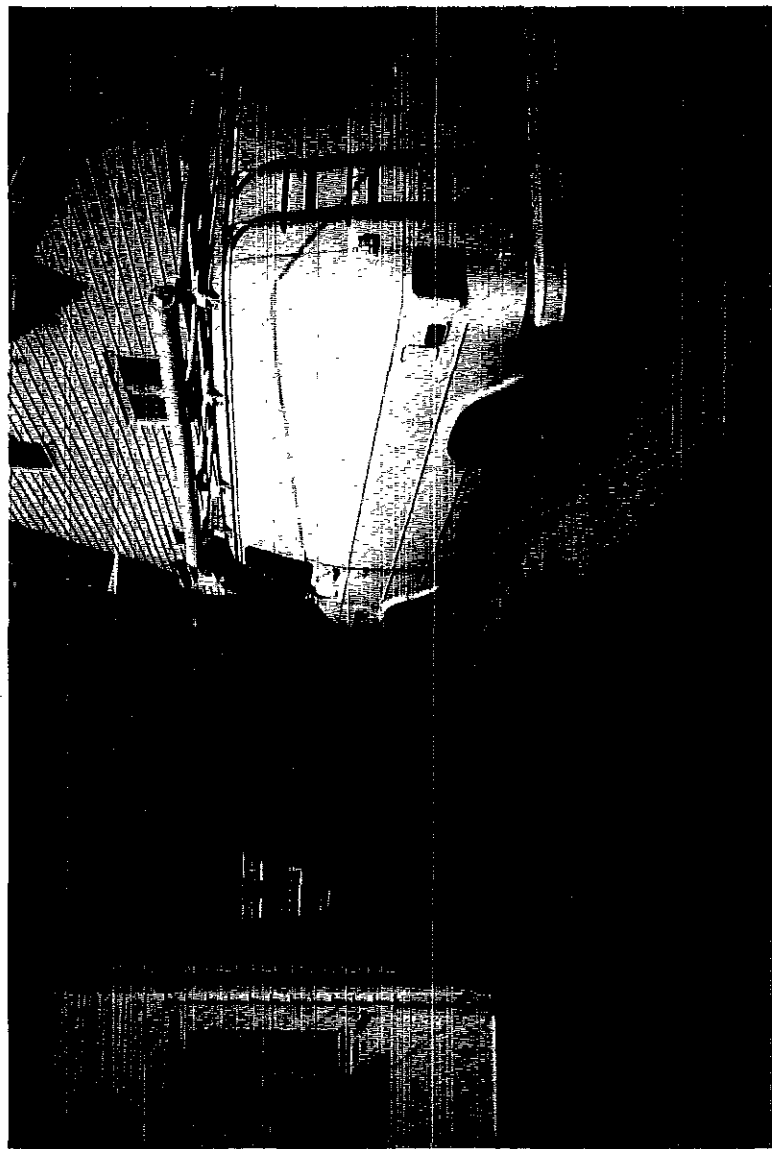
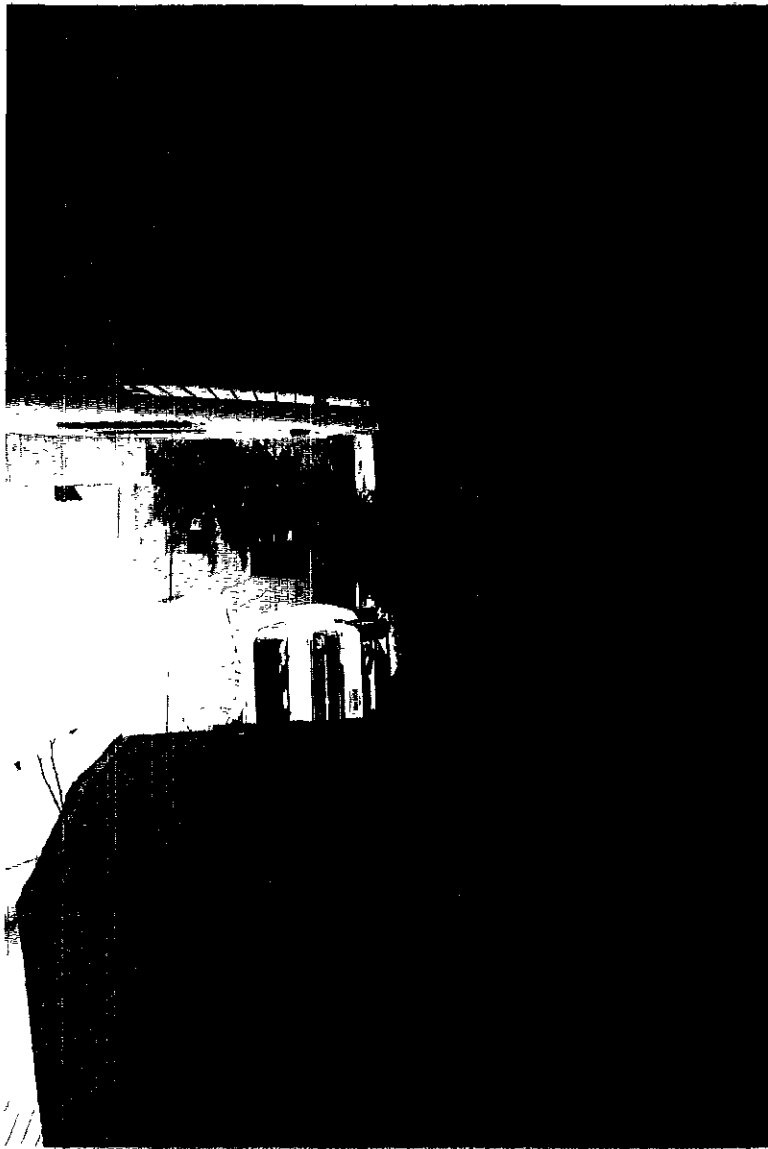


LOCATION SURVEY
 1323 SULPHUR SPRING ROAD
 LOT 105 PLAT NO. 2
 NORTH HALET HORPE
 13TH ELEC. DIST. BALTO. CO. MD
 THE WILSON T. BALLARD CO.
 CONSULTING ENGINEERS
 17 GWYNNS MILL COURT
 OWINGS MILLS, MARYLAND

SCALE
 1" = 20'
 DATE
 7/16/75
 JOB NO.
 301-5613
 SURVEYED
 A.L.S.
 DRAFTED
 A.L.S.

PROTESTANT'S EXHIBITS # 1A - 1E





WORLD MAP

ADDRESS

Rose Greger
JAMES A. GEDE ESQ.

3419 Buttonwood Ct 21136
24 West Pennsylvania Ave 21204

IN RE: PETITION FOR VARIANCE
S/S Sulphur Spring Road, 85' E
of the c/l of Link Avenue
(1325 Sulphur Spring Road)
13th Election District
1st Councilmanic District
Charles Soos
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-285-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 1325 Sulphur Spring Road, located in the vicinity of Arbutus in southwestern Baltimore County. The Petition was filed by the owner of the property, Charles Soos. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two sheds to be located in the side yards in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Charles Soos, property owner, and Norman H. Katz, Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were Rose Jaeger, adjoining property owner, and her attorney, James A. Gede, Esquire.

Testimony and evidence offered revealed that the subject property consists of .126 acres, more or less, zoned R.O. and is improved with a two-story dwelling, detached garage, a concrete paved parking area to the rear of the site, and two sheds which are the subject of this Petition. The rear of the property lies adjacent to an alley which provides access to the parking area and garage. The Petitioner was advised to file the instant Petition by the Zoning Administration and Development Management

(ZADM) office in response to a complaint received from the adjoining property owner as to the location of the shed in the side yard adjacent to her property. Mr. Soos testified that he is self-employed as a home improvement/painting contractor and that he has resided on the subject property and operated his business therefrom since he acquired same in 1990. He testified that he built the two sheds to provide storage space for tools and equipment used in his business as well as for personal use and denied storing paints, thinners, or other flammable materials therein. Moreover, he acknowledged that he did not obtain a building permit to construct either shed.

Further testimony revealed that years prior to Mr. Soos' ownership of the property, an addition had been added along a portion of the rear of the dwelling, which resulted in a notched L-shape to the rear building line. Under the B.C.Z.R., the rear yard area would be defined as that area between the rear property line and the plane created by the rear wall of the house closest to the property line. In any event, the Petitioner constructed one shed within this L-shaped notch area created by the addition in approximately 1991. The second shed was added in 1994 and is located adjacent to the dwelling in the side yard nearest the front building line of the dwelling. This shed is located closest to Mrs. Jaeger's home at 1323 Sulphur Spring Road.

As a basis for the variance, the Petitioner argues that the additional storage space provided by the sheds is needed in connection with both his residence and his business. Mr. Soos testified that he uses the garage and the two sheds for storage purposes. Moreover, he noted that parking in the area is extremely limited and that there is metered parking on Sulphur Spring Road. Thus, the Petitioner, who owns three vehicles,

- 2 -

uses the entire rear yard for parking and thus, there is no space available for placement of a shed.

Mrs. Rose Jaeger appeared and testified in opposition to the request. Mrs. Jaeger testified that she has owned the adjoining property at 1323 Sulphur Spring Road for 19 and 1/2 years. Testimony revealed that Mrs. Jaeger currently resides in Reisterstown but leases her property at 1323 Sulphur Spring Road to tenants. Mrs. Jaeger testified that she is particularly opposed to the shed located in the side yard adjacent to her property. Mrs. Jaeger argued that the shed blocks the view from the front porch of that dwelling and noted that there is an extremely narrow distance between the front corner of her building and the property line. Mrs. Jaeger measured the distance and opined that the subject shed is only slightly more than 6 feet from the corner of her building. Mrs. Jaeger also voiced concern over the fact that Mr. Soos may store flammable or combustible materials within the shed as part of his business. This concerns her in that the shed is located extremely close to her building and could constitute a fire hazard.

All Petitions for Variance from strict application of the B.C.Z.R. are governed by Section 307 thereof. Therein, a three-part test is offered which the Petitioner must satisfy in order for variance relief to be approved. First, the Petitioner must establish that a practical difficulty or unreasonable hardship would result if the relief requested were denied. Secondly, it must be shown that no adverse effect will result on the surrounding locale if the relief is granted. Third, relief may be afforded only if same is consistent with the spirit and intent of the B.C.Z.R.

- 3 -

The concept of practical difficulty and unreasonable hardship has been comprehensively addressed by the Courts of this State. See, e.g., McLean v. Soley, 270 Md. 208 (1973) and Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). Moreover, the Court of Special Appeals has recently issued a decision addressing the variance process in Baltimore County. See Cromwell v. Ward (No. 617) September Term, 1994.

These cases establish that matters relating to the convenience of the property owner do not establish practical difficulty. It must be shown that the property possesses unique characteristics which justify the relief requested.

In the instant case, I am not persuaded that the Petitioner has satisfied his burden as it relates to the shed immediately adjacent to the Jaeger property. Moreover, I believe that the fears expressed by Mrs. Jaeger as to the potential storage of combustible or flammable materials are well-founded. The Petitioner is in the business of home improvements, including as a painting contractor, and may very well at some time store dangerous materials within the shed. Quite frankly, the shed is located too close to the neighboring house and property line. Moreover, the neighbors should not be required to monitor the situation and may, in fact, not be able to, assuming that the shed is kept locked and not immediately available for inspection. For these reasons, I believe that the Petition for Variance to permit this particular shed to remain in its present location must and should be denied.

As to the other shed, however, I am persuaded that the Petitioner has satisfied his burden. That shed fits in nicely with the existing layout of the house and parking arrangements. Clearly, it does not detri-

- 4 -

mentally affect neighboring properties, but for the addition, and would be entirely in the rear yard and appropriate under the regulations. Thus, the relief requested within the Petition for Variance shall be granted in part and denied in part, permitting the Petitioner to retain the shed to the rear of his dwelling, while requiring removal of the other shed from its present location in the side yard.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted in part and denied in part.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of March, 1995 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one shed to be located in the rear yard, adjacent to the dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the shed located in the side yard closest to the front building line of the dwelling on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have ninety (90) days from the date of this Order in which to remove said shed.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

- 5 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

March 23, 1995

(410) 887-4386

Norman H. Katz, Esquire
3420 Lynne Haven Drive
Baltimore, Maryland 21244

RE: PETITION FOR VARIANCE
S/S Sulphur Spring Road, 85' E of the c/l of Link Avenue
(1325 Sulphur Spring Road)
13th Election District - 1st Councilmanic District
Charles Soos - Petitioner
Case No. 95-285-A

Dear Mr. Katz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Charles Soos
1325 Sulphur Spring Road, Baltimore, Md. 21227

Mrs. Rose Jaeger
3419 Buttonwood Court, Reisterstown, Md. 21136

People's Counsel

File

Printed with Soybean Ink
on Recycled Paper



Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 1325 Sulphur Spring Road
which is presently zoned RO

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1; BC Z.R., to permit the shed to be located in the side yard in lieu of the required rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) Because there is meter parking immediately in front of my home, I am forced to park my vehicles in my back yard, thus eliminating my placing my shed (which houses all my garden equipment, etc.) in the rear of my home. The only place available for my shed is at the side of my home.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Name: Rose Jaeger
Type or Print: 3419 Buttonwood Ct
Signature: [Signature]
Address: 21136
City: Baltimore
State: MD
Zip: 21136
Legal Owner: Charles Soos
Type or Print Name: Charles Soos
Signature: [Signature]
Address: 1325 Sulphur Spring Road
Baltimore, Md. 21227
City: Baltimore
State: MD
Zip: 21227
Name: Norman H. Katz, Esq.
Address: 3420 Lynne Haven Drive
Baltimore, Md. 21244
City: Baltimore
State: MD
Zip: 21244
Phone No: (410) 655-5556
ESTIMATED LENGTH OF HEARING: 280
The following date: 2-9-95
REVIEWED BY: [Signature] DATE: 2-9-95

ORDER RECEIVED FOR FILING
Date: 3/23/95
By: [Signature]

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21206-8318
410-823-4470
FAX 410-823-4473

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21206-8318
410-823-4470
FAX 410-823-4473

SHERRILL
PAUL G. BOLLINGER
FRED H. BOLLINGER
CARL L. GERHOLD
PHILIP A. CROSS
OF COURTESY
JOHN F. ETZEL
WILLIAM G. ULICH

January 19, 1995

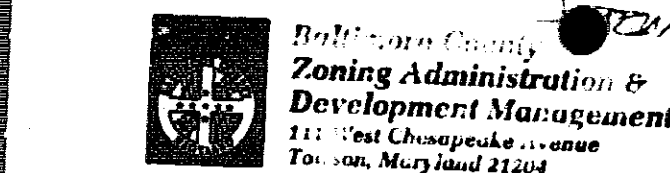
Zoning Description
1325 Sulphur Spring Road

Beginning at a point on the south side of Sulphur Spring Road which is 30 feet wide at a distance of 85 feet, more or less, east of the center line of Link Avenue which is 50 feet wide. Being Lot No. 104 in the subdivision of "Plat 2 of North Halethorpe" as recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 7 folio 140 containing 5506 square feet or 0.126 Acres of land, more or less.

280

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 2/21/95
Posted for: Charles Soos
Petitioner: Charles Soos
Location of property: 1325 Sulphur Spring Rd., Bk. 12
Location of Signs: Front, side, rear, and property line
Remarks:
Posted by: [Signature] Date of return: 3/1/95
Number of Signs: 7



receipt
Date: 2-5-95 Account: R-014190
Number: JCM
Charles Soos 1325 Sulphur Spring Bk. 12
VAR. (C10) 50.00
Posting (OPD) 35.00
85.00

0140180255M1040C
R-01402122M02-08-95 \$85.00
Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF PUBLICATION

TOWSON, MD. 2/23/95
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/23/95.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #95-285-A
Item 280
1325 Sulphur Spring Road
S/S Sulphur Spring Road, 85'-0" E of c/l Link Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Charles Soos
Hearing: MONDAY, MARCH 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two sheds to be located in the side yards in lieu of the required rear.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
2/23/95 February 23.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

FEBRUARY 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-285-A (Item 280)
1325 Sulphur Spring Road
S/S Sulphur Spring Road, 85'-0" E of c/l Link Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Charles Soos
HEARING: MONDAY, MARCH 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two sheds to be located in the side yards in lieu of the required rear.

[Signature]

Arnold Jablon
Director

001 Charles Soos
Norman H. Katz, Esq.
Rose Jacore

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

March 8, 1995

Norman H. Katz
3420 Lynne Haven Drive
Baltimore, Maryland 21244

RE: Item No.: 280
Case No.: 95-285-A
Petitioner: Charles Soos

Dear Mr. Katz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Optimum Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 280
Petitioner: CHARLES SOOS
Location: 1325 Sulphur Spring Rd. - Balto. Md. 21227
PLEASE FORWARD ADVERTISING BILL TO:
NAME: SAME
ADDRESS:
PHONE NUMBER: 887-3353 242-0731

AJ:ggs

(Revised 04/09/93)

TO: PUPPENT PUBLISHERS COMPANY
2/23/95 Issue - Jeffersonian

Please forward billing to:

Charles Soos
1325 Sulphur Spring Road
Baltimore, MD 21227
410-242-0731

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-285-A (Item 280)
1325 Sulphur Spring Road
S/S Sulphur Spring Road, 85'-0" E of c/l Link Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Charles Soos
HEARING: MONDAY, MARCH 13, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit two sheds to be located in the side yards in lieu of the required rear.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 2-27-95
FROM: DEPRM Development Coordination
SUBJECT: Zoning Advisory Committee Agenda: 2-21-95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 265
274
275
277
279
280
281
282

[Signature]
3-1-95

LS:sp

LETTY2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 27, 1995
Zoning Administration and Development Management
FROM: Pat Keller, Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 280, 281, 287, and 288

If there should be any further questions or if this office can provide additional information, please contact Jeffery Long in the Office of Planning at 887-3480.

Prepared by: [Signature]

Division Chief: [Signature]

PK/JL

ITEM280/PKJL/TEXTJL

1325 SULPHUR SPRING RD.
BALTIMORE, MD. 21227

